

**REQUEST FOR
ACTION BY:
TOWN OF CLARENCE, N.Y.**

☒ Appeal Board
☐ Planning Board
☐ Town Board

☒ Appeal
☐ Rezone
☐ Revise Ordinance
☐ Subdivision
☐ Limited Use Permit
☐ Other

Rec'd. by: Planning & Zoning

Date December 22, 2016

Action Desired Applicant requests a variance of:

- 1) 328 square feet to allow a 528 square foot detached secondary garage.
- 2) 4' to allow for a 6' side yard setback for the detached secondary garage.

Both requests relate to 10505 Royal Oak Drive, located in the Residential Single-Family zone.

Reason Town Code Reference:

§229-55 (H)

§229-55 (E) (1)

PLEASE PRINT

Name Gary Clunie

Address 5151 Kraus Ln

Clarence NY 14031

Town/City 716-609-1224 State NY Zip 14031

Signed SIGNATURE ON FILE

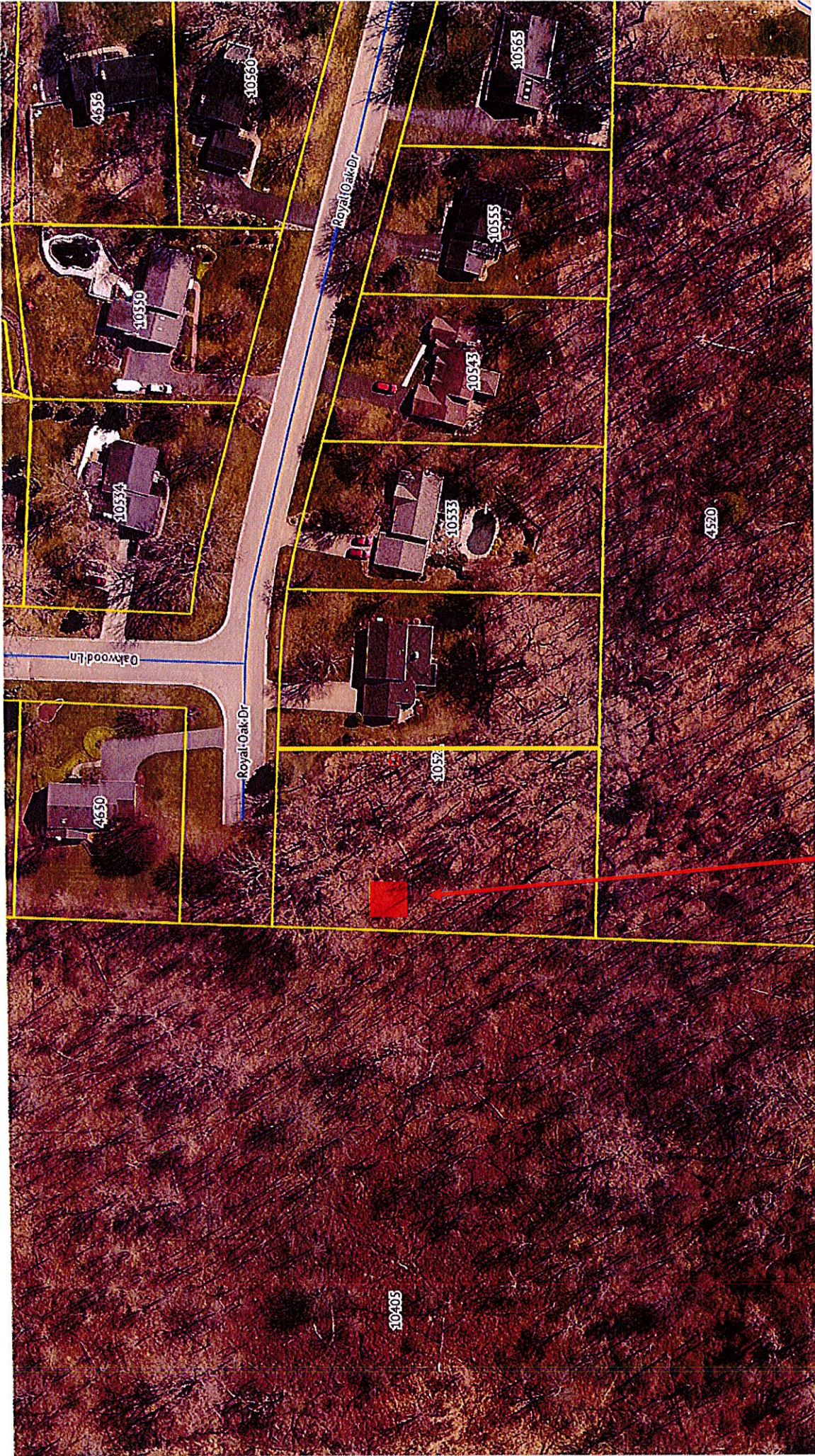
Requests for action on zoning should be filled out completely in above spaces if practicable; otherwise give brief description and refer to attached papers. The complete request with all necessary plans, maps, signatures, should be filed with the Secretary of the Planning Board. Requests (except appeals) may be filed with the Town Clerk or Town Board, but will generally be referred to Planning Board with subsequent loss of time.

Initial Action

Approved ☐ _____ on _____ 20____
Rejected ☐ by _____ on _____ 20____
Approved ☐ _____ on _____ 20____
Rejected ☐ by _____ on _____ 20____
Published (Attach Clipping) _____ on _____ 20____
Hearing Held by _____ on _____ 20____

Final Action Taken

Approved ☐ _____ on _____ 20____
Rejected ☐ by _____ on _____ 20____
Published (Attach Clipping) _____ on _____ 20____
Filed with Town Clerk _____ on _____ 20____
Filed with County Clerk _____ on _____ 20____

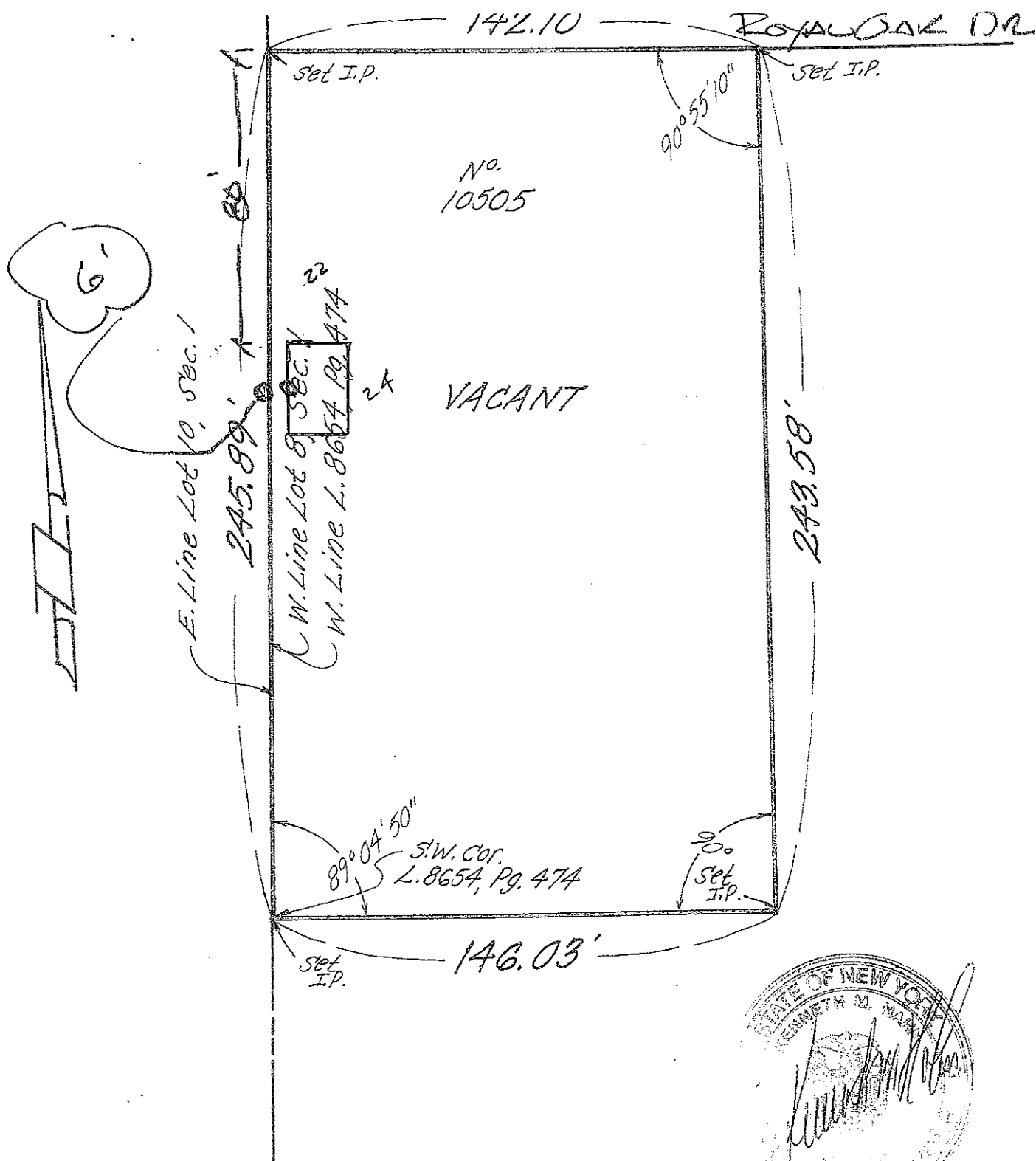


Proposed detached secondary garage (22'x24' = 528 sqft)
With a 6' setback to western property line

* note the parcel lines displayed are approximate

10505 Royal Oak Drive





revised: 11-3-16

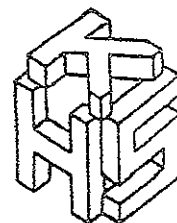
Town of Clarence
County of Erie, New York
Part of Lot 8, Sec. 1, Twp. 12, Rge. 6
Holland Land Company's Survey
Map Cover 2414, Sublot 8

Scale: 1" = 40' Job No. 15-0561
Survey Date: 12-15-15

Kenneth M. Hahn
Licensed Land Surveyor
N.Y.S. License No. 050151

89 Willow Green Drive
Amherst, NY 14228

Phone: (716) 957-3326
Fax: (716) 525-1513



INVERT OF LATERAL DRAIN
AT SAME ELEVATION
NUMBER OF LATERAL DRAIN PER
PER TABLE

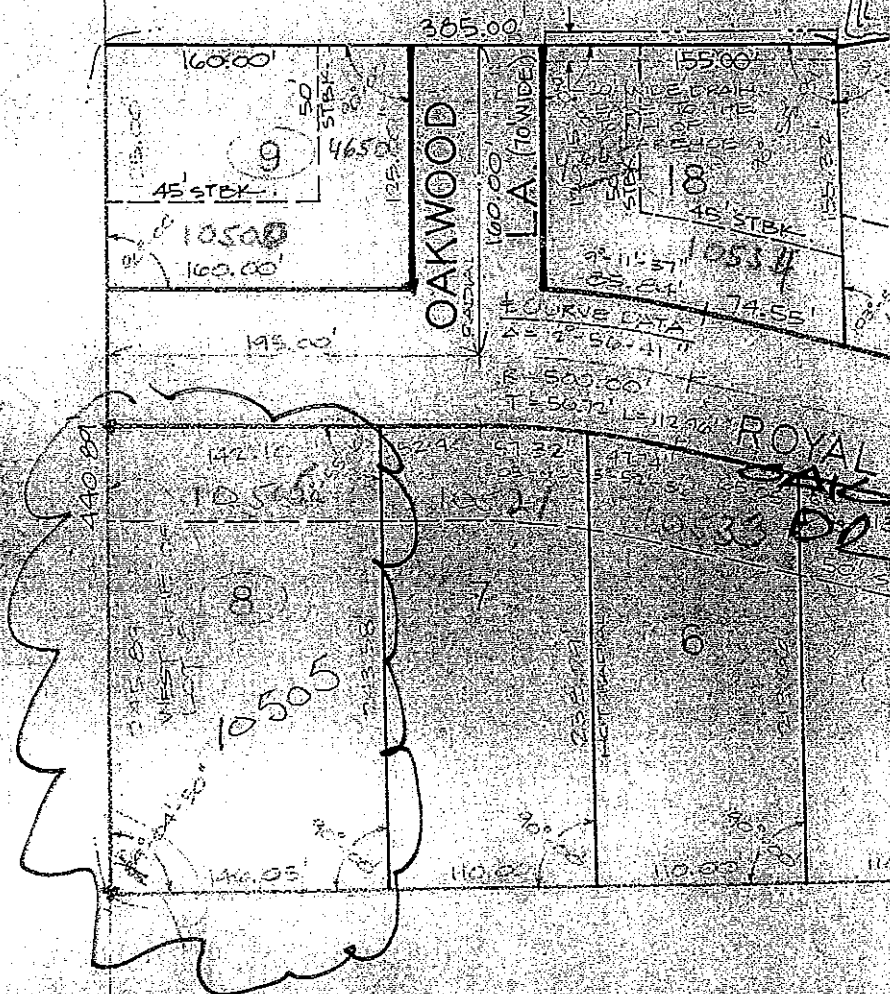
CREATED BY: H

N BOX

DISTRIBUTION BY

PIPE - 12" DIA. DOWNS
ON PERMANENT
SLOPE 1/4" PER FOOT

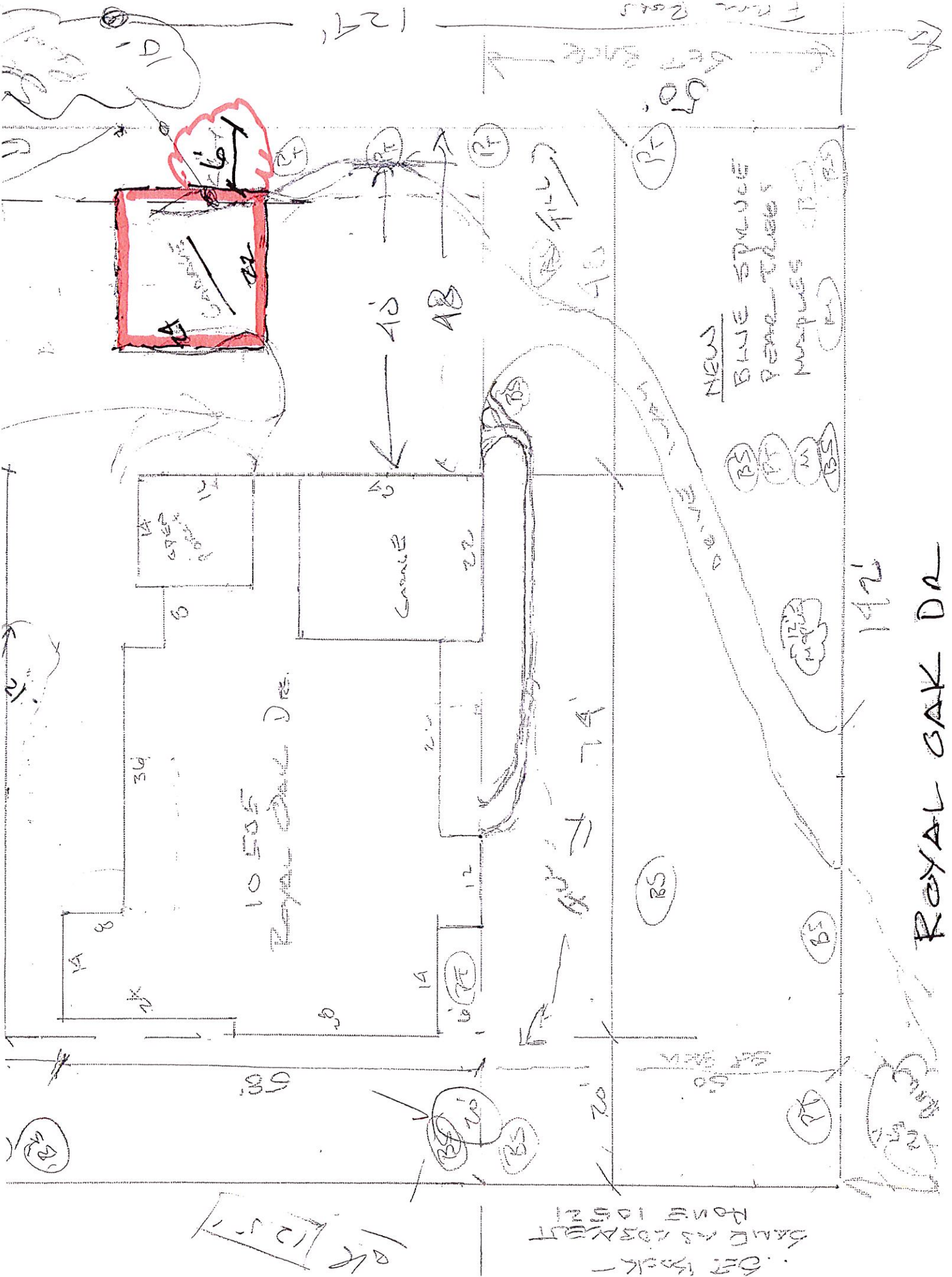
LAYOUT



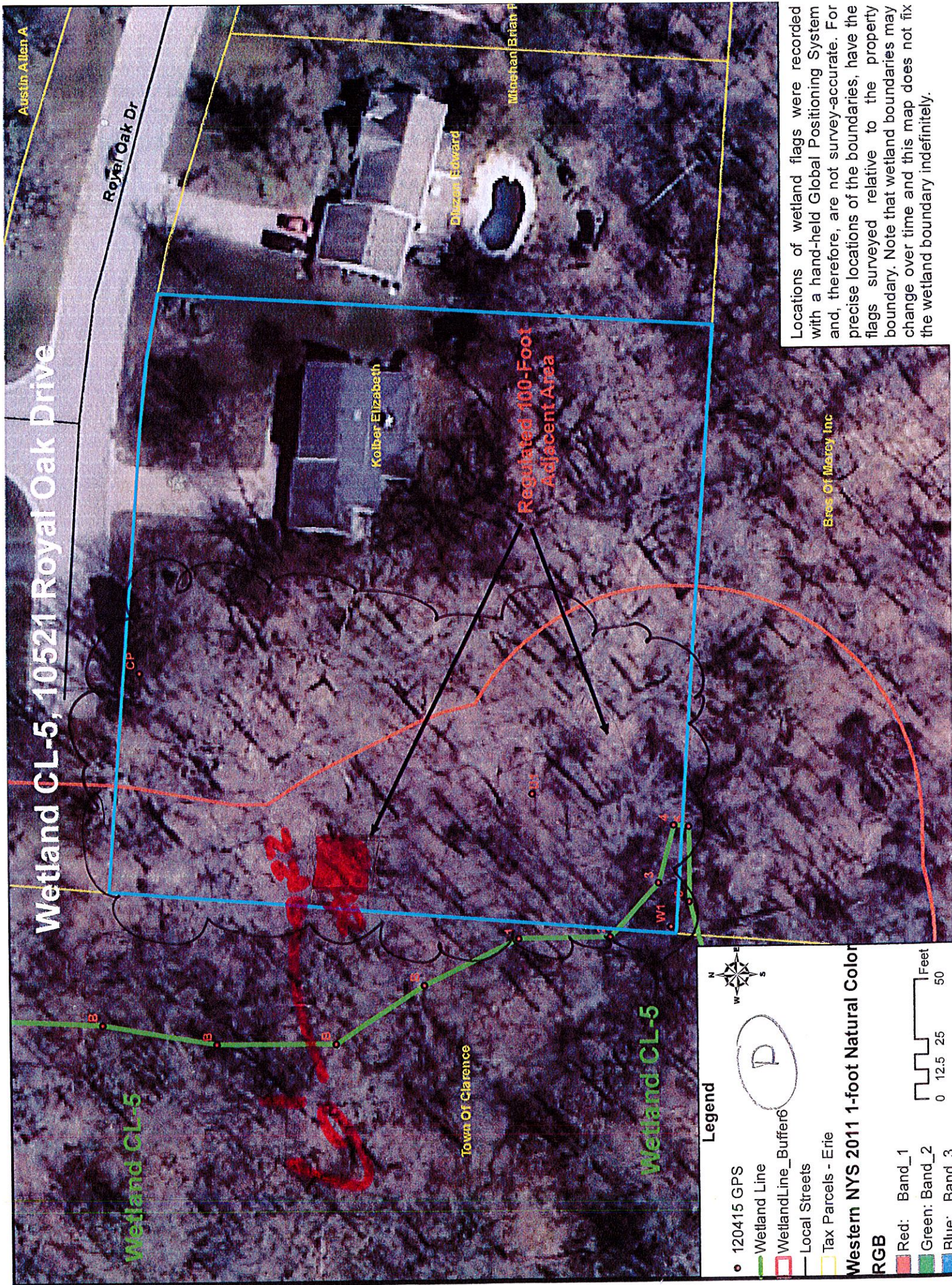
CREATED BY: H

* ROYAL C

J. ROBERT ROTH
PART OF LOT 8, SEC. I, T
TOWN OF CLARENCE



ROYAL OAK DA



Locations of wetland flags were recorded with a hand-held Global Positioning System and, therefore, are not survey-accurate. For precise locations of the boundaries, have the flags surveyed relative to the property boundary. Note that wetland boundaries may change over time and this map does not fix the wetland boundary indefinitely.

Wetland CL-5, 10521 Royal Oak Drive

Royal Oak Dr



Legend

- 120415 GPS
- Wetland Line
- WetlandLine Buffer
- Local Streets
- Tax Parcels - Erie

Locations of wetland flags we with a hand-held Global Positioning System (GPS) and, therefore, are not surveyed-precise locations of the boundary flags surveyed relative to the boundary. Note that wetland boundary change over time and this map the wetland boundary indefinite

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Rec'd. by: Jonathan Bleuer

Date December 28, 2016

Action Desired Applicant requests a variance of 5' to allow a 5' side yard setback for a detached accessory structure (emergency generator) located at 8165 Floss Lane in the Residential Single-Family zone.

Reason Town Code Reference:
§229-55 (E) (1)

PLEASE PRINT

Representative:	Name <u>John Connelly</u>		
Paul Gilden	Address <u>8165 Floss Lane</u>		
105 Wagner Ave	East Amherst NY 14051		
Buffalo, NY 14212	Town/City	State	Zip
716-894-6600	Phone	716-741-1111	
Signed <u>SIGNATURE ON FILE</u>			

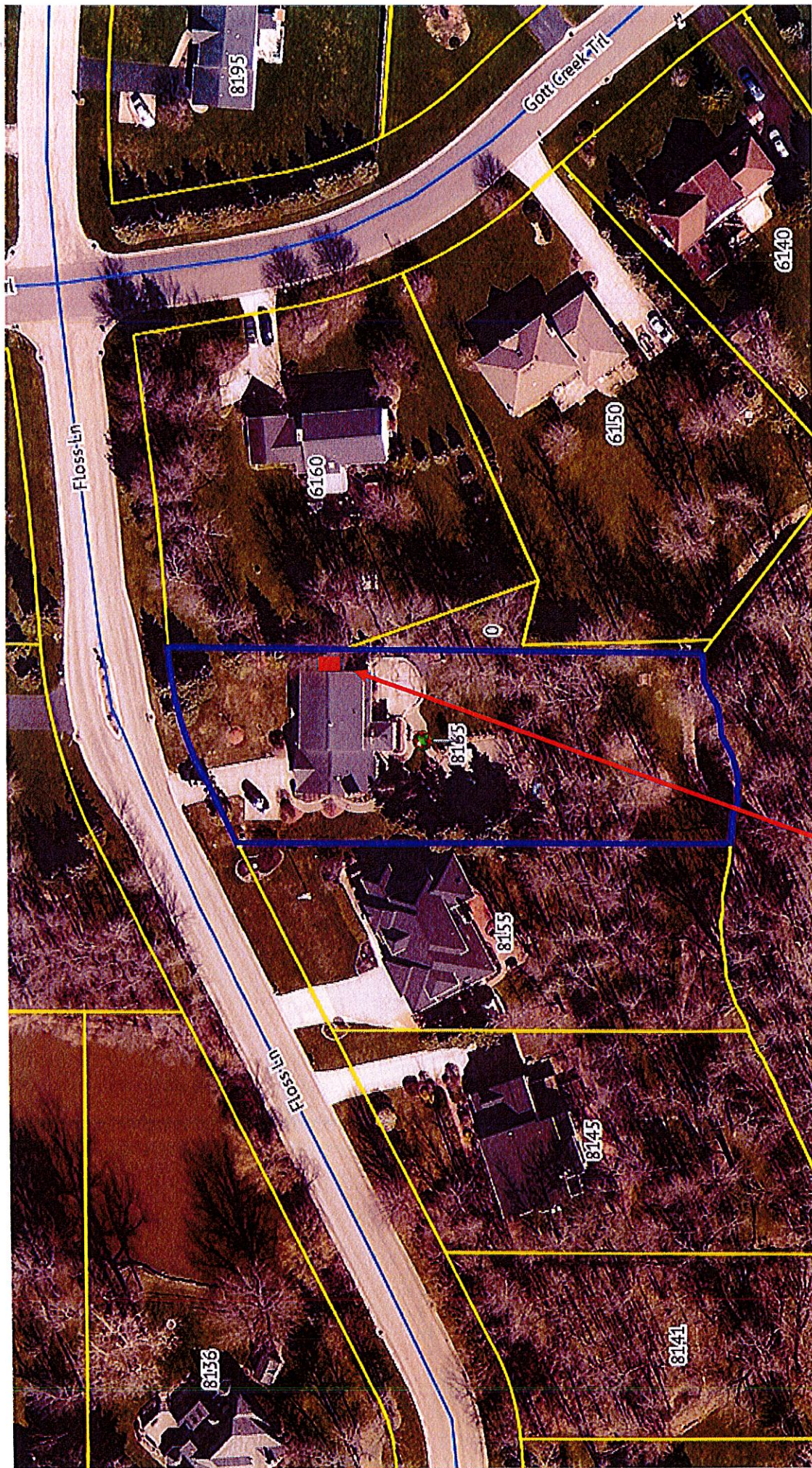
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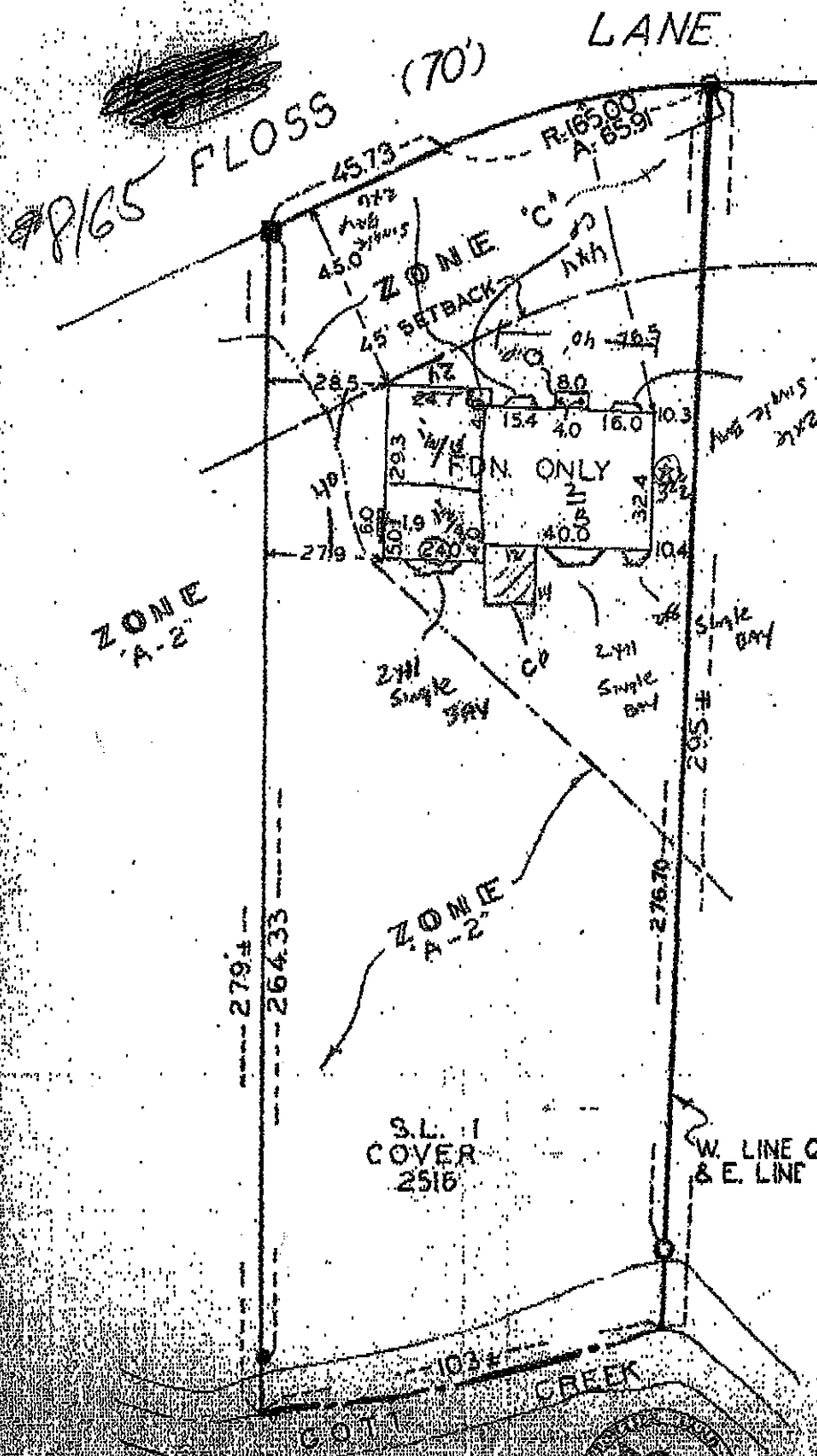


* note the parcel lines displayed are approximate

8165 Floss Lane



Proposed emergency generator 5' from side property line.

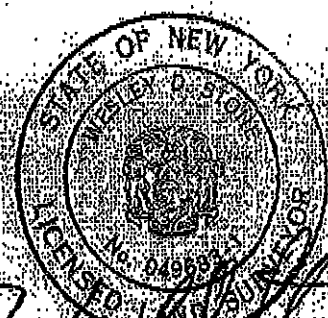


4 - 8505
 L.R.
 D.R.
 1. Fine place
 Den.
 R.R.
 Full Base
 A/C

RECEIVED

MAY 24 1989

WARNING: IT IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR TO ALTER IN ANY WAY ANY PLANS, SPECIFICATIONS, PLATS OR REPORTS TO WHICH THE SEAL OF A PROFESSIONAL ENGINEER OR LAND SURVEYOR HAS BEEN APPLIED.



Handwritten signature

ZONE 'A-2' AREA OF 100 YR FLOOD
 ZONE 'C' AREA OF MINIMAL FLOODING
 BASE FLOOD 100 YR ELEV. 593.0

GENERAC®

16/20/22 kW

GUARDIAN® SERIES Residential Standby Generators Air-Cooled Gas Engine

16/20/22 kW

1 of 5

INCLUDES:

- True Power™ Electrical Technology
- Two Line LCD Multilingual Digital Evolution™ Controller (English/Spanish/French/Portuguese)
- Two Transfer Switch Options Available:
100 Amp, 16 Circuit Switch or
200 Amp Service Rated Smart Switch.
See Page 4 for Details.
- Electronic Governor
- System Status & Maintenance Interval LED Indicators
- Sound Attenuated Enclosure
- Flexible Fuel Line Connector
- Direct-To-Dirt Composite Mounting Pad
- Natural Gas or LP Gas Operation
- 5 Year Limited Warranty
- Capability to be installed within 18" (457 mm) of a building*

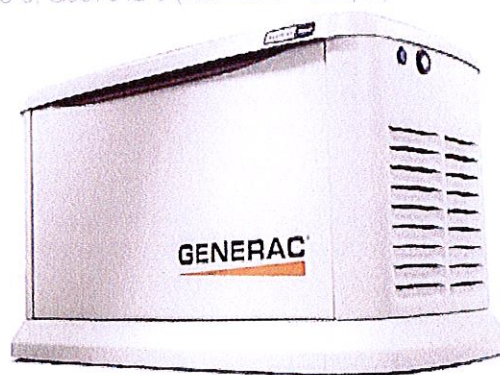
Standby Power Rating

Models G007036-0, G007037-0 (Aluminum - Bisque) - 16 kW 60 Hz

Model G007035-0 (Aluminum - Bisque) - 16 kW 60 Hz

Models G007039-0, G007038-0 (Aluminum - Bisque) - 20 kW 60 Hz

Models G007043-0, G007042-0 (Aluminum - Bisque) - 22 kW 60 Hz



QUIET-TEST

Note: CUL certification only applies to unbundled units and units packaged with limited circuit switches. Units packaged with the Smart Switch are UL certified in the USA only.

*Only if located away from doors, windows and fresh air intakes, and unless otherwise directed by local codes.

FEATURES

- **INNOVATIVE ENGINE DESIGN & RIGOROUS TESTING** are at the heart of Generac's success in providing the most reliable generators possible. Generac's G-Force engine lineup offers added peace of mind and reliability for when you need it the most. The G-Force series engines are purpose built and designed to handle the rigors of extended run times in high temperatures and extreme operating conditions.
- **TRUE POWER™ ELECTRICAL TECHNOLOGY:** Superior harmonics and sine wave form produce less than 5% Total Harmonic Distortion for utility quality power. This allows confident operation of sensitive electronic equipment and micro-chip based appliances, such as variable speed HVAC systems.
- **TEST CRITERIA:**
 - ✓ **PROTOTYPE TESTED**
 - ✓ **SYSTEM TORSIONAL TESTED**
 - ✓ **NEMA MG1-22 EVALUATION**
 - ✓ **MOTOR STARTING ABILITY**
- **SOLID-STATE, FREQUENCY COMPENSATED VOLTAGE REGULATION:** This state-of-the-art power maximizing regulation system is standard on all Generac models. It provides optimized FAST RESPONSE to changing load conditions and MAXIMUM MOTOR STARTING CAPABILITY by electronically torque-matching the surge loads to the engine. Digital voltage regulation at $\pm 1\%$.
- **SINGLE SOURCE SERVICE RESPONSE** from Generac's extensive dealer network provides parts and service know-how for the entire unit, from the engine to the smallest electronic component.
- **GENERAC TRANSFER SWITCHES:** Long life and reliability are synonymous with GENERAC POWER SYSTEMS. One reason for this confidence is that the GENERAC product line includes its own transfer systems and controls for total system compatibility.

THE GENERAC
PROMISE



* Built in the USA using domestic and foreign parts.

16/20/22 kW

GENERAC

specifications

Generator

Model

	G007035-0, G007036-0, G007037-0 (16 kW)	G007038-0, G007039-0 (20 kW)	G007042-0, G007043-0 (22 kW)
Rated Maximum Continuous Power Capacity (LP)	16,000 Watts*	20,000 Watts*	22,000
Rated Maximum Continuous Power Capacity (NG)	16,000 Watts*	18,000 Watts*	19,500
Rated Voltage	240	240	240
Rated Maximum Continuous Load Current – 240 Volts (LP/NG)	66.6/66.6	83.3/75	91.6/81.3
Total Harmonic Distortion	Less than 5%	Less than 5%	Less than 5%
Main Line Circuit Breaker	70 Amp	100 Amp	100 Amp
Phase	1	1	1
Number of Rotor Poles	2	2	2
Rated AC Frequency	60 Hz	60 Hz	60Hz
Power Factor	1.0	1.0	1.0
Battery Requirement (not included)	12 Volts, Group 26R 540 CCA Minimum or Group 35AGM 650 CCA Minimum		
Unit Weight (lb/kg)	406/186	448/203	466/211
Dimensions (L x W x H) in/mm	48 x 25 x 29/1218 x 638 x 732		
Sound output in dB(A) at 23 ft (7 m) with generator operating at normal load**	66	66	67
Sound output in dB(A) at 23 ft (7 m) with generator in Quiet-Test™ low-speed exercise mode**	58	58	58
Exercise duration	5 min	5 min	5 min

Engine

		GENERAC G-Force 1000 Series		
Type of Engine		2	2	2
Number of Cylinders		999 cc	999 cc	999 cc
Displacement			Aluminum w/ Cast Iron Sleeve	
Cylinder Block		Overhead Valve	Overhead Valve	Overhead Valve
Valve Arrangement		Solid-state w/ Magneto	Solid-state w/ Magneto	Solid-state w/ Magneto
Ignition System		Electronic	Electronic	Electronic
Governor System		9.5:1	9.5:1	9.5:1
Compression Ratio		12 Vdc	12 Vdc	12 Vdc
Starter		Approx. 1.9 qt/1.8 L	Approx. 1.9 qt/1.8 L	Approx. 1.9 qt/1.8 L
Oil Capacity Including Filter		3,600	3,600	3,600
Operating rpm				
Fuel Consumption				
Natural Gas	ft ³ /hr (m ³ /hr)			
	1/2 Load	218 (6.17)	204 (5.78)	216 (6.12)
	Full Load	309 (8.75)	301 (8.52)	310 (8.78)
Liquid Propane	ft ³ /hr (gal/hr) [l/hr]			
	1/2 Load	91.6 (2.52) [9.53]	86 (2.37) [8.99]	93.2 (2.56) [9.70]
	Full Load	106.8 (2.94) [11.11]	129.6 (3.56) [13.48]	140 (3.87) [14.65]

Note: **Fuel pipe must be sized for full load.** Required fuel pressure to generator fuel inlet at all load ranges - 3.5-7" water column (7-13 mm mercury) for natural gas, 10-12" water column (19-22 mm mercury) for LP gas. For Btu content, multiply ft³/hr x 2500 (LP) or ft³/hr x 1000 (NG). For Megajoule content, multiply m³/hr x 93.15 (LP) or m³/hr x 37.26 (NG)

Controls

2-Line Plain Text Multilingual LCD Display	Simple user interface for ease of operation.
Mode Buttons:Auto	Automatic Start on Utility failure. 7 day exerciser.
Manual	Start with starter control, unit stays on. If utility fails, transfer to load takes place.
Off	Stops unit. Power is removed. Control and charger still operate.
Ready to Run/Maintenance Messages	Standard
Engine Run Hours Indication	Standard
Programmable start delay between 2-1500 seconds	Standard (programmable by dealer only)
Utility Voltage Loss/Return to Utility Adjustable (Brownout Setting)	From 140-171 V/190-216 V
Future Set Capable Exerciser/Exercise Set Error Warning	Standard
Run/Alarm/Maintenance Logs	50 Events Each
Engine Start Sequence	Cyclic cranking: 16 sec on, 7 rest (90 sec maximum duration).
Starter Lock-out	Starter cannot re-engage until 5 sec after engine has stopped.
Smart Battery Charger	Standard
Charger Fault/Missing AC Warning	Standard
Low Battery/Battery Problem Protection and Battery Condition Indication	Standard
Automatic Voltage Regulation with Over and Under Voltage Protection	Standard
Under-Frequency/Overload/Stepper Overcurrent Protection	Standard
Safety Fused/Fuse Problem Protection	Standard
Automatic Low Oil Pressure/High Oil Temperature Shutdown	Standard
Overcrank/Overspeed (@ 72 Hz)/rpm Sense Loss Shutdown	Standard
High Engine Temperature Shutdown	Standard
Internal Fault/Incorrect Wiring Protection	Standard
Common External Fault Capability	Standard
Field Upgradable Firmware	Standard

**Sound levels are taken from the front of the generator. Sound levels taken from other sides of the generator may be higher depending on installation parameters. Rating definitions - Standby: Applicable for supplying emergency power for the duration of the utility power outage. No overload capability is available for this rating. (All ratings in accordance with BS5514, ISO3046 and DIN6271). * Maximum kilovolt amps and current are subject to and limited by such factors as fuel Btu/megajoule content, ambient temperature, altitude, engine power and condition, etc. Maximum power decreases about 3.5 percent for each 1,000 feet (304.8 meters) above sea level; and also will decrease about 1 percent for each 6 °C (10 °F) above 16 °C (60 °F).